

oakheart

WATERLOO CHAMBERS

£365,000

Plot 18, Waterloo Road, Chelmsford



Plot 18 is a spacious and thoughtfully designed two-bedroom apartment, offering 779 sq ft of contemporary living in the heart of Chelmsford. The impressive open-plan kitchen, lounge, and dining area measures 23.9 ft by 15.9 ft, presenting a versatile space that's perfect for entertaining or relaxing. This sociable layout is complemented by a stylish Shaker-style kitchen with integrated Bosch appliances, granite work surfaces, LED under-unit lighting, and a resin sink, making it as practical as it is elegant.??

Both bedrooms are well-proportioned, providing comfortable retreats after a busy day. Bedroom 1 measures 11.9 ft by 11.4 ft, while Bedroom 2 is 13.7 ft by 10.8 ft—offering flexibility for guests, family, or even a home office setup. The contemporary bathroom, finished with sleek ceramic tiling, measures 7.5 ft by 6.7 ft and includes high-quality fittings such as a wall-hung sink and toilet for a truly modern feel.?

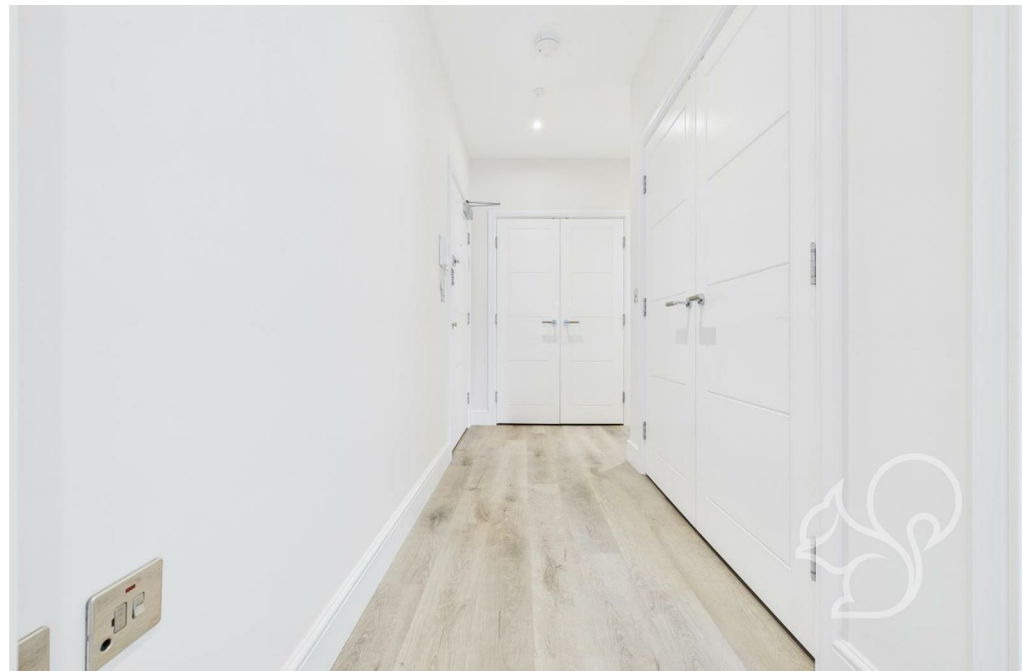
Residents benefit from Amtico luxury flooring throughout the

living areas, modern internal doors, and dimmer lighting, with additional features such as video intercom entry for enhanced security. The development boasts private, gated parking with electric vehicle charging, a secure cycle store, and the peace of mind that comes with a 10-year ICW build warranty. A highly desirable proposition, just moments from Chelmsford's bustling city centre and mainline station.

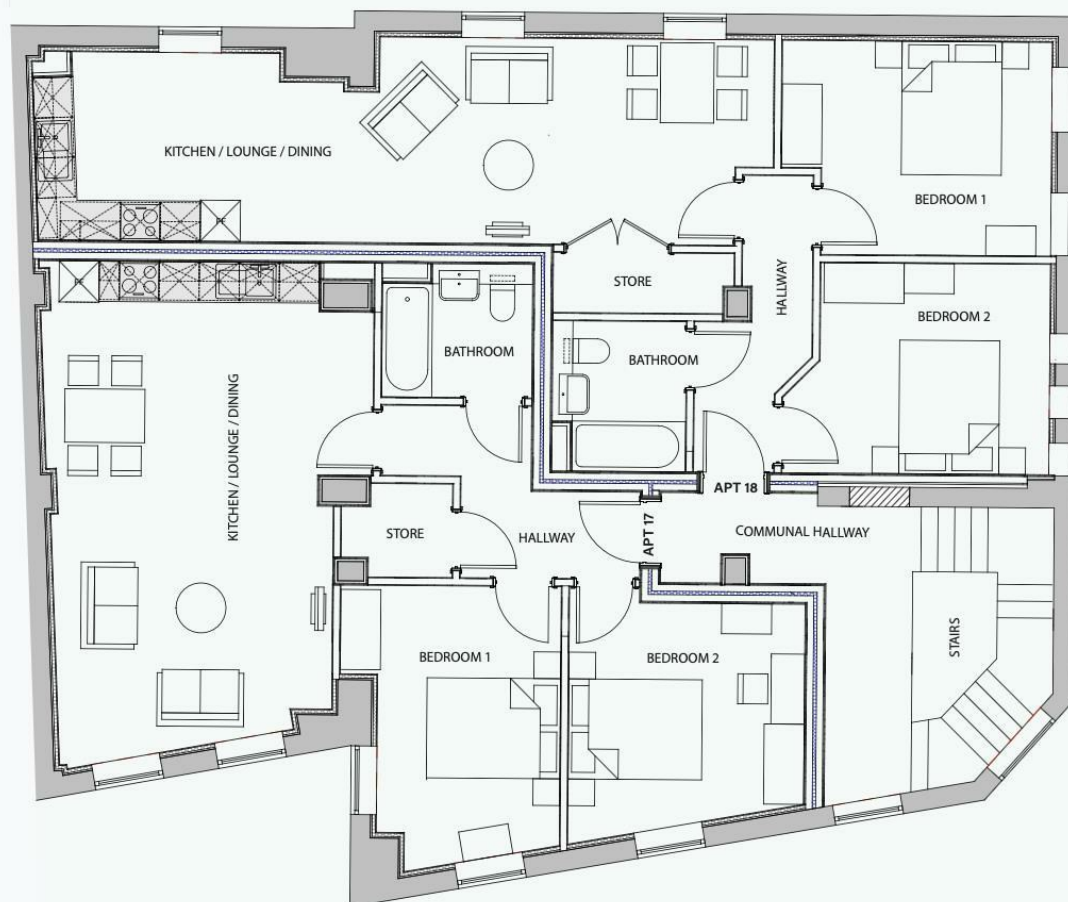












Local Authority:  
Chelmsford

Tenure:  
Leasehold

Council Tax Band:  
New Build

#### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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